Karen Johnson Davidson County
Batch# 890053 DEEDWARR
07/18/2022 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220718-0081828

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
22-L-312

WARRANTY DEED

THIS INDENTURE is made and entered into this 14 day of July, 2022 by and between Liberty Luxe Properties, LLC, a Wyoming limited liability company, hereinafter referred to as GRANTOR, and L&W Development Group, a general partnership, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 160 feet of the South 150 feet of Block I, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, in the Register's Office of Davidson County, Tennessee.

Said part of Block I fronts 50 feet on the Northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Liberty Luxe Properties, LLC, a Wyoming limited liability company, by Quitclaim Deed, from G&F Holdings, LLC, a Wyoming limited liability company, dated November 12, 2021, recorded November 18, 2021, of record in Instrument No. 20211118-0153759, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to G&F Holdings, LLC, by Quitclaim Deed, from Liberty Luxe Properties, LLC, dated July 23, 2015, recorded July 24, 2015, of record in Instrument No. 20150724-0072871, Registers Office for Davidson County, Tennessee.

Also previously being the same property conveyed to Liberty Luxe Properties, LLC by Special Warranty Deed, from Federal National Mortgage Association, dated December 7, 2012, recorded December 10, 2012, of record in Instrument No. 20121210-0113432, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 5606 New York Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Liberty Luxe Properties, LLC, a Wyoming limited liablity company

By: _____
Todd Jackson, Authorized Agent

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Todd Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Agent** of **Liberty Luxe Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Authorized Agent.**

Witness my hand and seal, at office in Franklin, TN, this the 14 day of July, 2022.

_____
Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
L&W Development Group
2540 E. Fifth St
Montgomery, AL 36107

Send Tax Statements to:
New Owner

Map & Parcel: 09102026200

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $500,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 15 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025